

**CITY OF DEXTER  
ZONING BOARD OF APPEALS  
Monday, May 20, 2019  
7:00 pm  
Dexter Senior Center  
7720 Ann Arbor Street**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL - MEMBERS:**

P. Mekas, Chair	D. Wise	C. Hill - Alternate
C. Wallaker	Z. Michels – CC Rep.	S. Stewart – PC Rep.

**C. APPROVAL OF MINUTES – December 17, 2018 meeting minutes**

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**D. APPROVAL OF THE AGENDA**

**E. STAFF REPORT**

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**F. SITE INSPECTION (Conduct on own)**

**G. PUBLIC HEARINGS**

Order for Public Hearings

- a. Chair introduces the case.
- b. Staff presentation.
- c. Petitioner's presentation.
- d. Chair opens the public hearing.
- e. Public comment (State name and address).
- f. Rebuttal by petitioner (At chairman's discretion).
- g. Chair closes the public hearing.
- h. Chair opens the business session.

Discussion Following Public Hearings

- a. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- b. Discussion on standards and requirements of the ordinance.
- c. Action on the motion.

Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale explaining why conclusions are reached" and "conditions" if any. This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.

- 1. AP2018.19-09 ZBA 7861 Fourth Street Setback and Coverage Variance Requests from Article XX, Schedule of Regulations, Section 20.01, Schedule of Regulations for Principal Buildings – Residential, rear yard setback and maximum lot coverage requirements in the R-1B One Family Residential – Small Lot District.**

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**Applicant:** Thomas S. Charis, property owner.

Public Hearing to consider a request for a 19.3-foot variance from the 25-foot rear yard setback required by Section 20.01 of the City of Dexter Zoning Ordinance and a 4 percent variance from the 30 percent maximum lot coverage required by Section 20.01 of the City of Dexter Zoning Ordinance. The subject site is located at 7861 Fourth Street (08-08-06-151-002)

The applicant is requesting the variances in order to construct an addition and an attached carport to an existing, non-conforming single-family home. If granted, the 19.3-foot variance will allow a 5.7-foot rear yard setback from the southwestern property line, and the 4 percent variance will allow a maximum lot coverage of 34 percent.

- 2. AP2018.19-10, ZBA 8440 Parkridge Drive Lot Coverage Variance Request from Article XX, Schedule of Regulations, Section 20.01, Schedule of Regulations for Principal Buildings – Residential, maximum lot coverage requirement in the R-1B One Family Residential – Small Lot District. Pg. 37-104**

**Applicant:** Matthew M. Hagerty, Esq., representing property owners Julie Cook and Jason Perkins.

Public hearing to consider a request for a 3.29 percent variance from the 30 percent maximum lot coverage required by Section 20.01 of the City of Dexter Zoning Ordinance. The subject site is located at located at 8440 Parkridge Drive (08-03-31-310-095).

The applicant is requesting a variance to allow the property owners to construct an attached deck to the single-family home located on the property. If the variance is granted, a 33.29 percent maximum lot coverage would be allowed.

## **H. ADJOURNMENT**

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Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Office at (734) 426-8303, at least forty-eight hours prior to the meeting. City staff will be please to make the necessary arrangements.